



## Referral Early Consultation

**Date:** September 13, 2021

**To:** Distribution List (See Attachment A)

**From:** Emily Basnight, Assistant Planner  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2021-0080 – BOOMERS MODESTO

**Respond By:** September 28, 2021

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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**Applicant:** Navid Tayebi, Project Manager for Boomers Modesto

**Project Location:** 4215 Bangs Avenue, between Sisk Road and Enterprise Way, east of State Route 99, in the community of Salida

**APN:** 135-042-026

**Williamson Act Contract:** N/A

**General Plan:** Planned Industrial

**Current Zoning:** Planned Development (P-D) (203)

**Project Description:** Request to install a 59-foot tall Ferris wheel at an existing amusement park, on a 6.37± acre parcel in the Planned Development (P-D) (203) zoning district. As part of this request, the applicant proposes to remove and replace the existing Go Kart track attraction from the project site to install the Ferris wheel. The existing amusement park was approved by the Board of Supervisors on February 9, 1993 under Rezone No. 92-09 – Camelot Park Family Entertainment Centers, Inc. Development Standards for P-D 203 specify a height limit of 35-feet tall. The proposed Ferris wheel does not conform to the development standards for the zoning district and, as such, a use permit is required to permit the Ferris wheel as proposed. The project site is currently developed with a 12,069± square-foot family entertainment building, a 4.34± acre area for attractions and rides, and 1.75± acre parking lot consisting of 183 parking stalls. Current hours of operation will remain unchanged from Monday-Thursday 12:00 p.m. to 8:00 p.m., Friday 12:00 p.m. to 10:00 p.m., Saturday 10:00 a.m. to 10:00 p.m. and Sunday 10:00 a.m. to 9:00 p.m. The applicant anticipates

25 employees on a maximum shift, and 300 customers per day; no increases to employees or customers are anticipated as a result of this request. No increases to the four daily truck trips are anticipated either. No expansion of the park boundaries is associated with this request. A Staff Approval Application (SAA No. PLN2021-0067 – Boomers Modesto) to permit three additional rides to be developed within the existing park area is being processed separately from this request. The project site has access to County-maintained Bangs Avenue, and is served with public water and sewer services by City of Modesto.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**USE PERMIT APPLICATION NO. PLN2021-0080 – BOOMERS MODESTO**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: SALIDA SANITARY	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	FIRE PROTECTION DIST: SALIDA	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: SALIDA	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: SALIDA UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: USE PERMIT APPLICATION NO. PLN2021-0080 – BOOMERS MODESTO**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.  
\_\_\_\_\_ May have a significant effect on the environment.  
\_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

Name	Title	Date
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


# BOOMERS

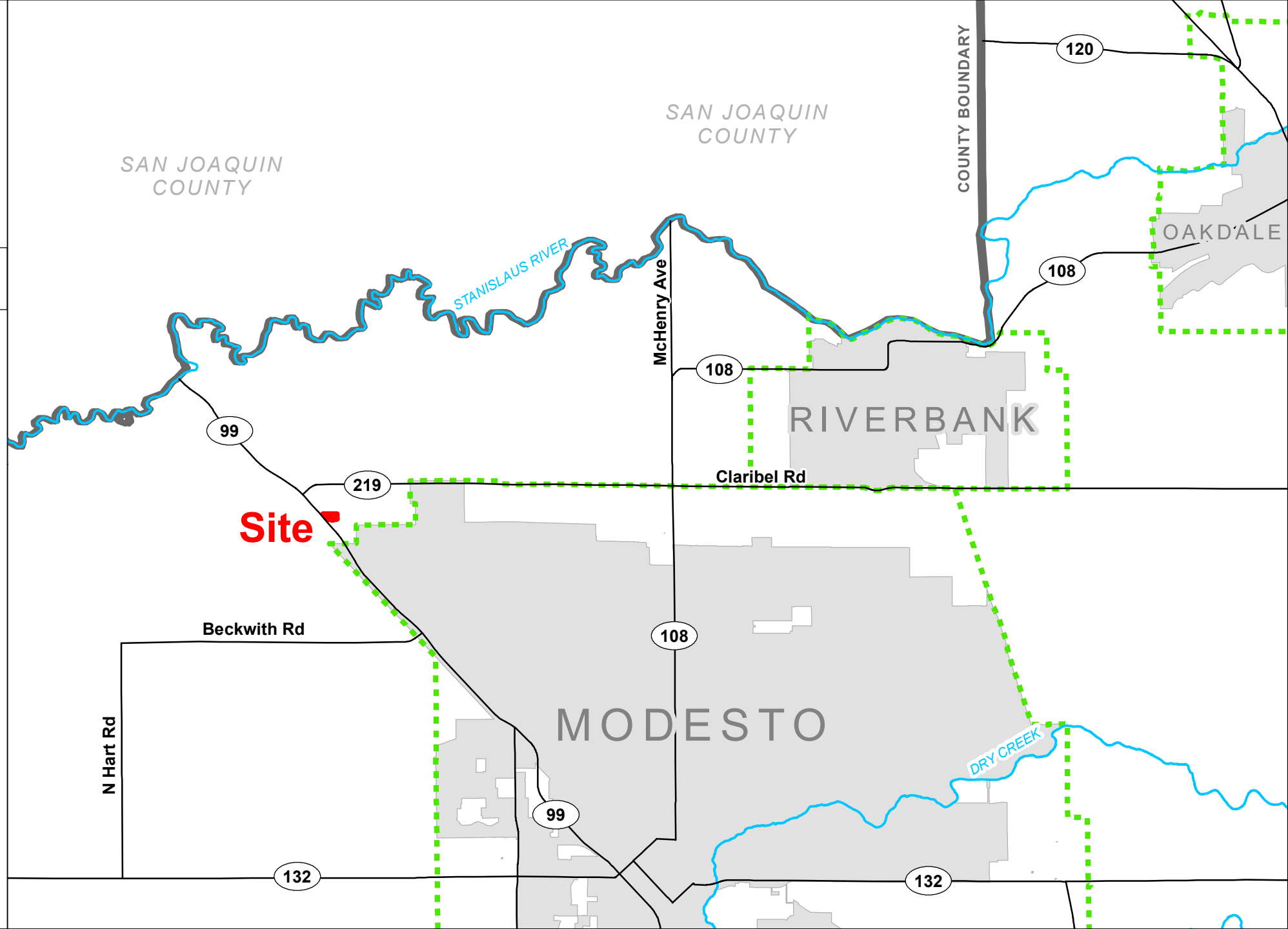
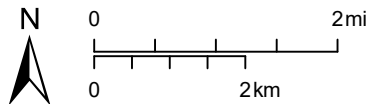
## UP

### PLN2021-0080

#### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



**BOOMERS**  
**UP**  
**PLN2021-0080**

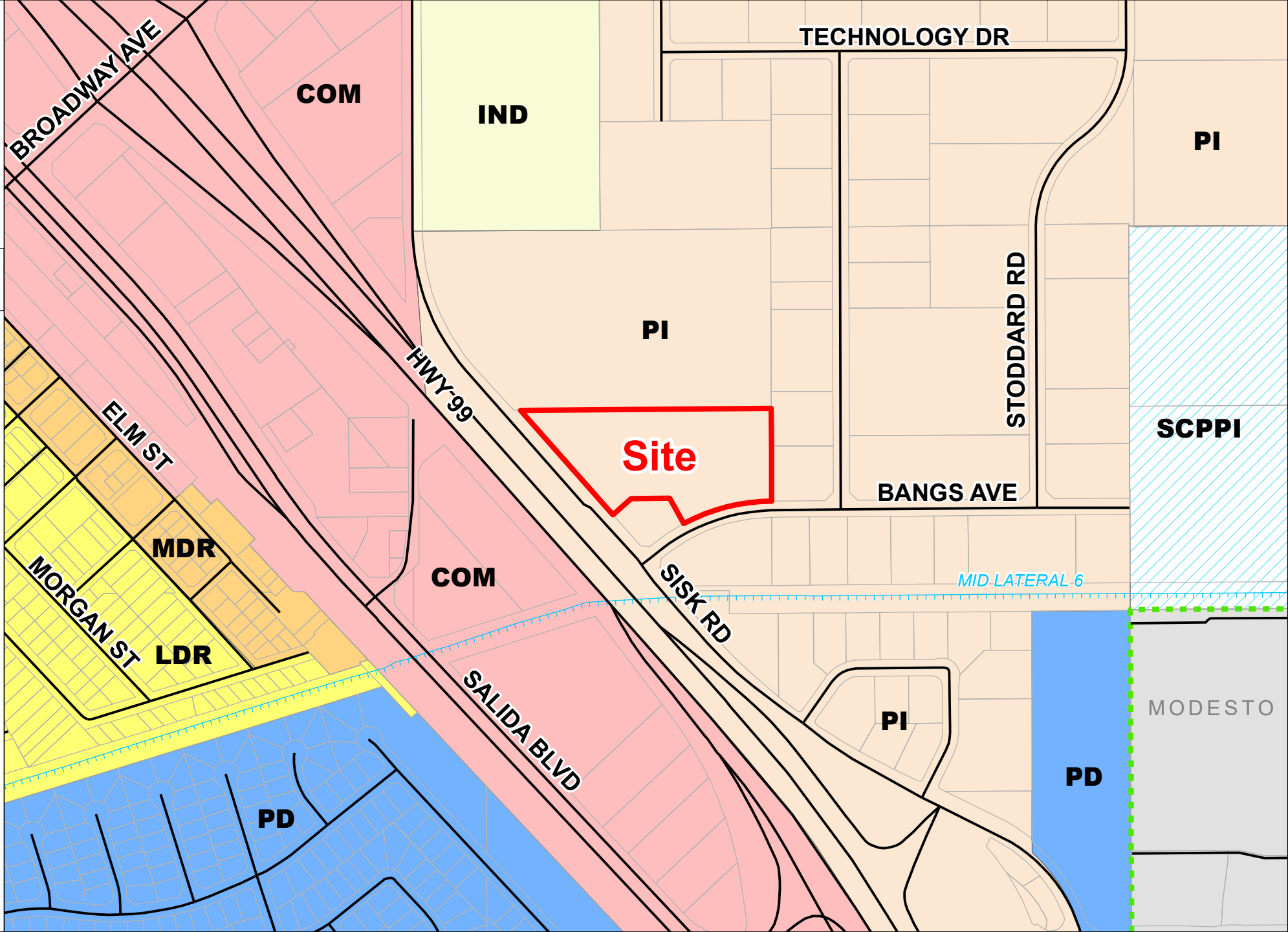
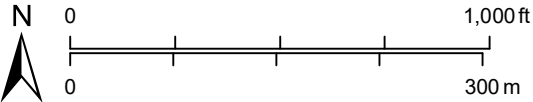
*GENERAL PLAN MAP*

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

**General Plan**

-  Planned Development
-  Commercial
-  Low Density Residential
-  Medium Density Residential
-  Planned Industrial
-  SCPPI



# BOOMERS

## UP

### PLN2021-0080

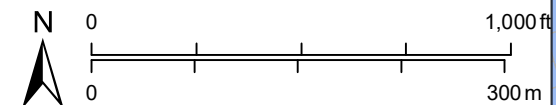
## ZONING MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

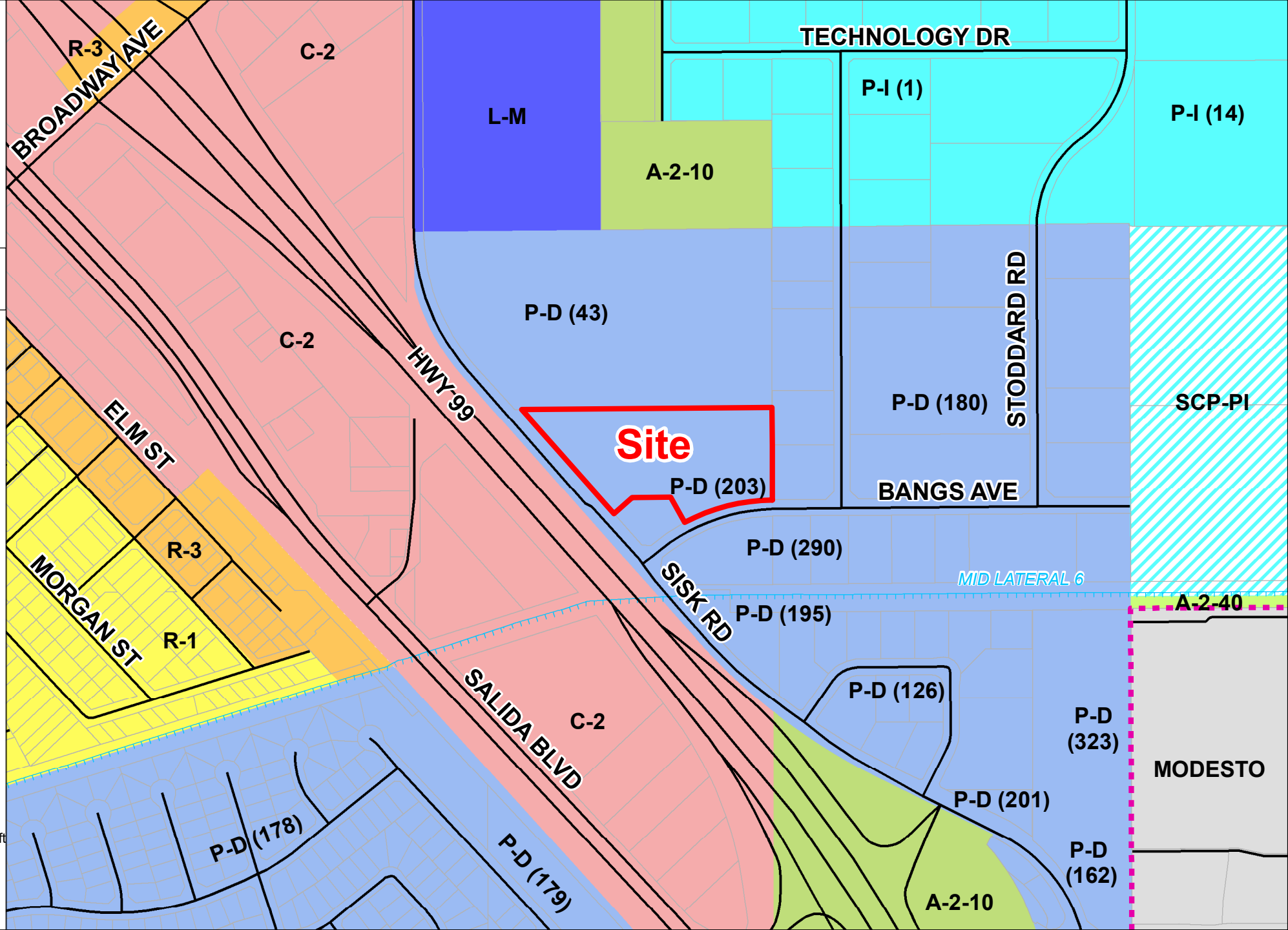
### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Planned Industrial
-  Planned Development
-  Limited Industrial
-  Salida Community Plan PI



Source: Planning Department GIS

Date: 8/25/2021









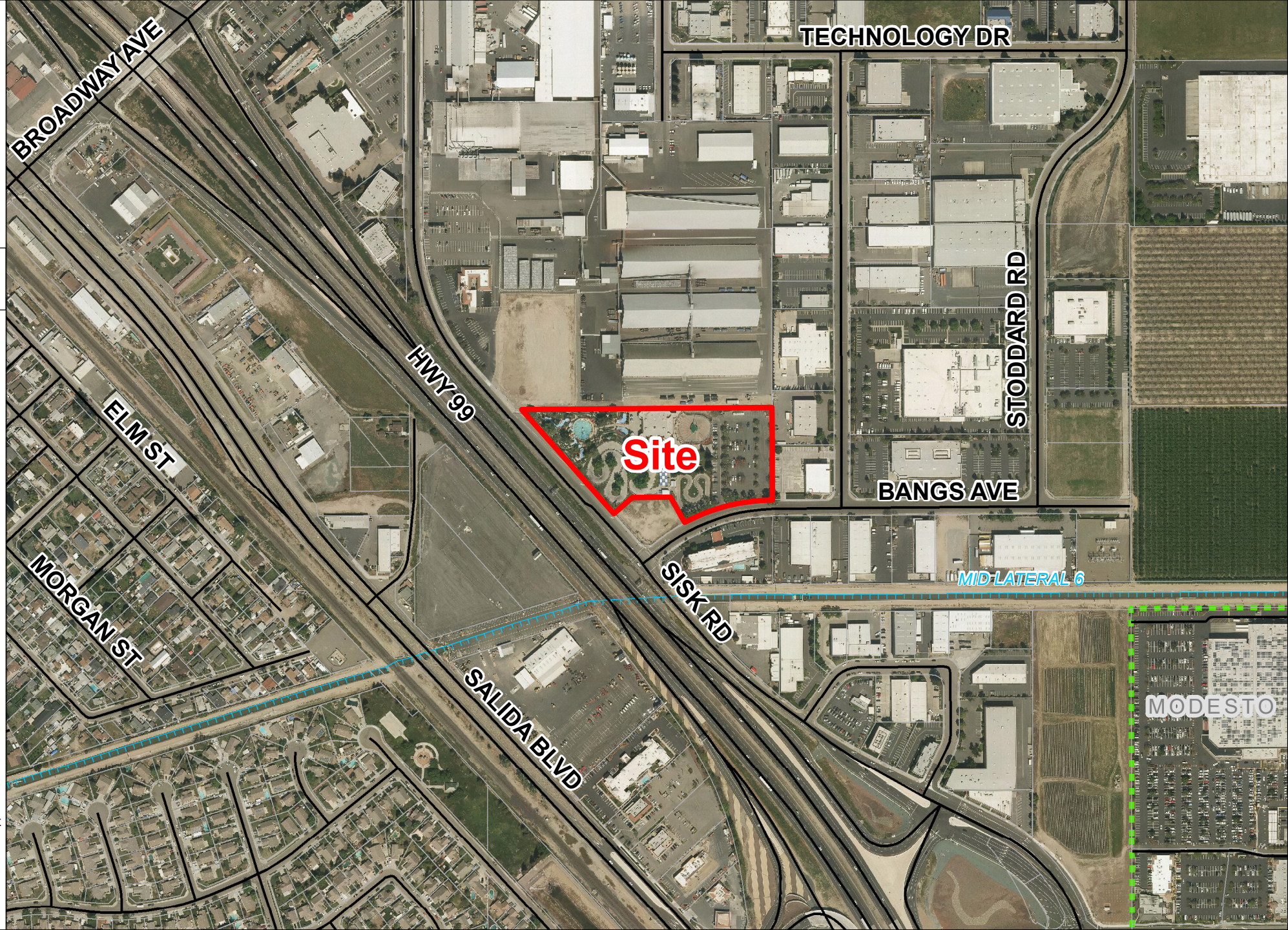
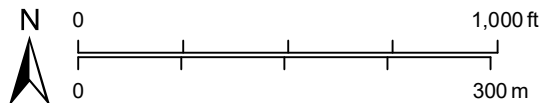
# BOOMERS

UP  
PLN2021-0080

## 2017 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal





# BOOMERS


## UP

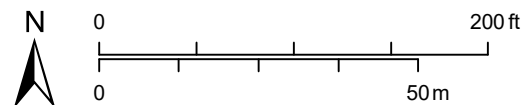
### PLN2021-0080

#### 2017 AERIAL SITE MAP

##### LEGEND

 Project Site

 Road



Source: Planning Department GIS

Date: 8/25/2021






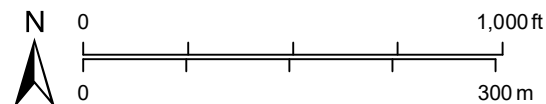


# BOOMERS UP PLN2021-0080

## ACREAGE MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel/Acres
-  Road
-  Canal

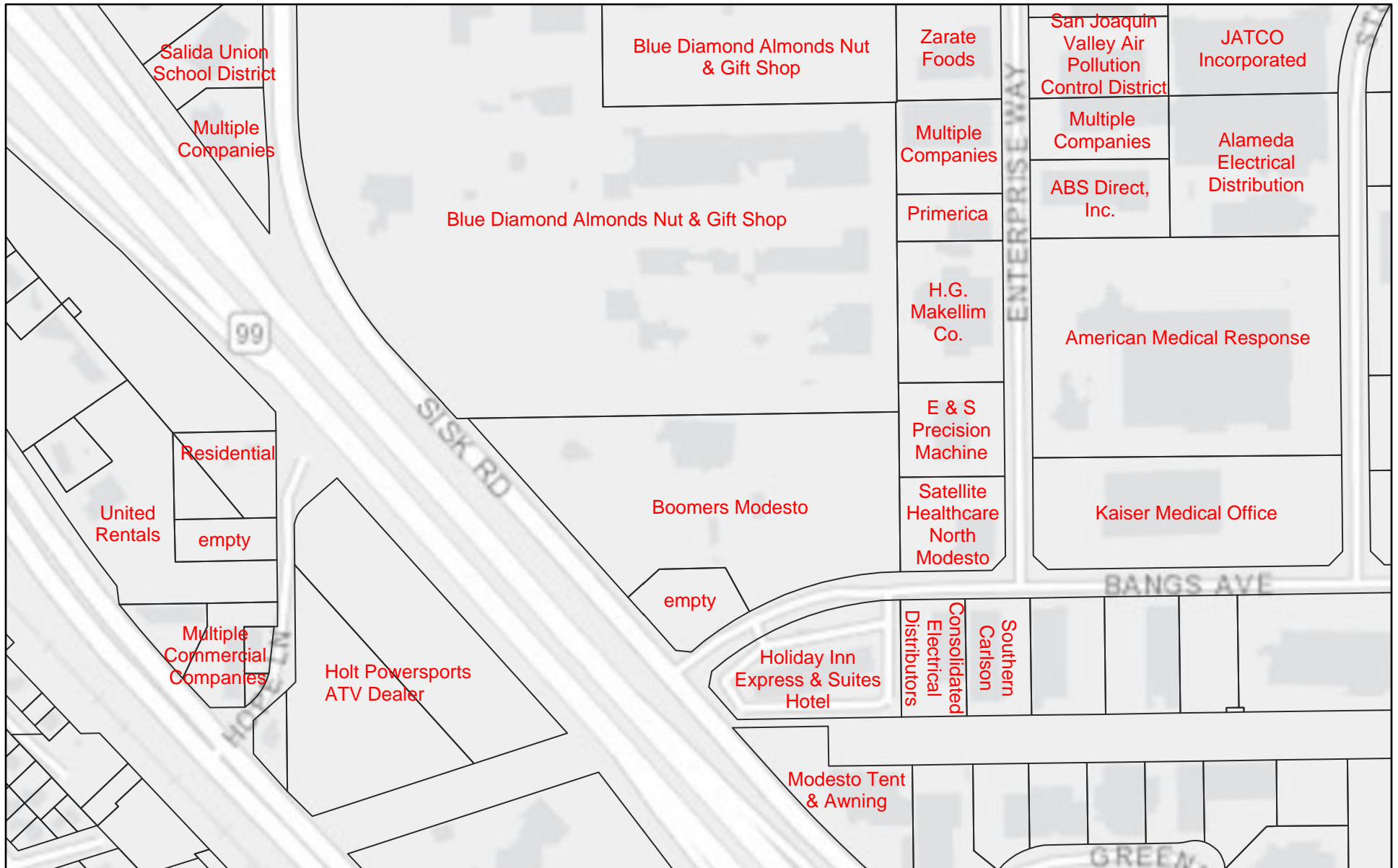


Source: Planning Department GIS

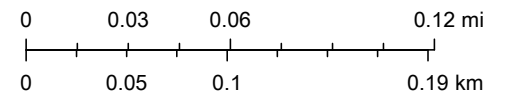
Date: 8/25/2021



# Surrounding Area Uses



1:4,514







REVISIONS		DATE	APPROVED
NO.	DESCRIPTIONS		

**SITE PLAN**

**PRELIMINARY CIVIL IMPROVEMENT PLANS FOR  
BOOMERS MODESTO FERRIS WHEEL  
MODESTO, CALIFORNIA**

**Northstar**  
**Engineering Group, Inc.**  
• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street Modesto, CA 95354  
(209) 324-3225 Phone (209) 324-3226 Fax

JOB #:	21-2844
DATE:	08/19/2021
SCALE:	AS SHOWN
DRAWN:	FSE
DESIGN:	CRW
CHKD:	CRW

SHEET  
NUMBER

**C1.2**

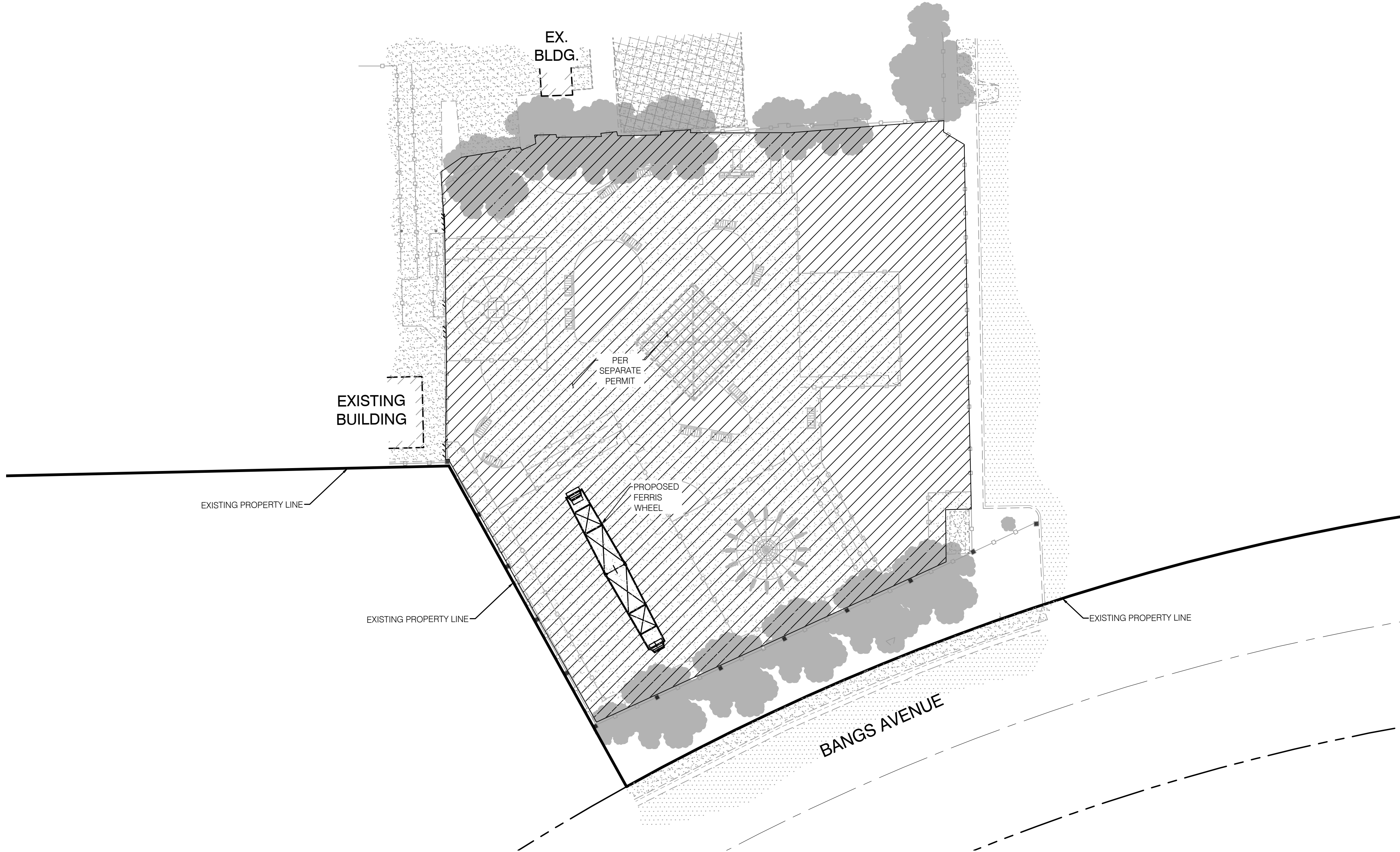


PLANNED: 08/19/2021 11:40 AM BY: JEFFREY R. GARDNER  
DRAWN: 08/19/2021 11:40 AM BY: JEFFREY R. GARDNER  
CHECKED: 08/19/2021 11:40 AM BY: JEFFREY R. GARDNER

## LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		
MONUMENT	N/A	
SAWCUT	N/A	
CURB, GUTTER AND SIDEWALK		
EDGE OF PAVEMENT		
CONCRETE VALLEY GUTTER	N/A	
TRENCH DRAIN	N/A	
STORM DRAIN (MAIN)	EX-12SD	12SD
FORCE MAIN	EX-48FM	48FD
DRAINAGE SWALE		
STORM DRAIN MAINTENANCE HOLE		
CURB INLET		
DRAIN INLET		
DRAIN INLET ON MAINTENANCE HOLE		
STORM DRAINAGE FILTER	N/A	
WATER (MAIN)	EX-8W	8W
WATER (SERVICE)	EX-8W	8W
WATER VALVE	WV	WV
WATER BLOW OFF VALVE	BO	BO
BACK FLOW PREVENTER	BFP	BFP
POST INDICATOR VALVE (SINGLE)	PIV	PIV
FIRE DEPARTMENT CONNECTION	FDC	FDC
FIRE HYDRANT		
FIRE SPRINKLER RISER	N/A	FSR
WATER METER	N/A	WM
REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY	N/A	RPPA
SINGLE CHECK DETECTOR ASSEMBLY	N/A	SCDA
SERVICE STUB	N/A	
CLEANOUT		
SEWER MAINTENANCE HOLE		
GREASE TRAP	N/A	
SEWER (MAIN)	EX-12SS	12SS
JOINT TRENCH (APPROX LOCATION)	N/A	
TRANSFORMER (APPROX LOCATION)	N/A	
OVER HEAD ELECTRICAL		
SERVICE POLE	SP	N/A
JOINT POLE	JP	N/A
JOINT POLE WITH LIGHT	JP-L	N/A
POWER POLE	PP	N/A
TELEPHONE POLE	TP	N/A
GUY		N/A
ELECTRICAL MANHOLE		N/A
ELECTROLIER		100W 150W 200W
UTILITY BOX		
GAS LINE	G	N/A
GAS VALVE	GV	N/A
PAD ELEVATION	N/A	N/A
FINISH FLOOR ELEVATION (PROPOSED)	N/A	FF=0000.00
BUILDING PAD	N/A	68.34 TC
TOP OF CURB ELEVATION	68.34 TC	68.34 TC
ORIGINAL GROUND	3.0%	N/A
DIRECTION OF FLOW		
CONTOURS		
WALL (SEE LABEL FOR TYPE)		
FENCE (CHAINLINK OR VINYL)		
FENCE (WIRE OR HOGWIRE)		
FENCE (WOOD OR WROUGHT IRON)		
FENCE (SPLIT RAIL)		
TREE OR SHRUB		N/A
TREE STUMP		N/A
IRRIGATION LINE	EX-48IR	
IRRIGATION VALVE	ICV	N/A
IRRIGATION PRESSURE MANHOLE/VENT		
SIGN		
PERCOLATION TEST LOCATION	N/A	P-X
R-VALUE SAMPLE LOCATION	N/A	RV-X
KEYNOTE SYMBOL		

# PRELIMINARY CIVIL IMPROVEMENT PLANS FOR BOOMERS MODESTO FERRIS WHEEL MODESTO, CALIFORNIA



## ABBREVIATIONS

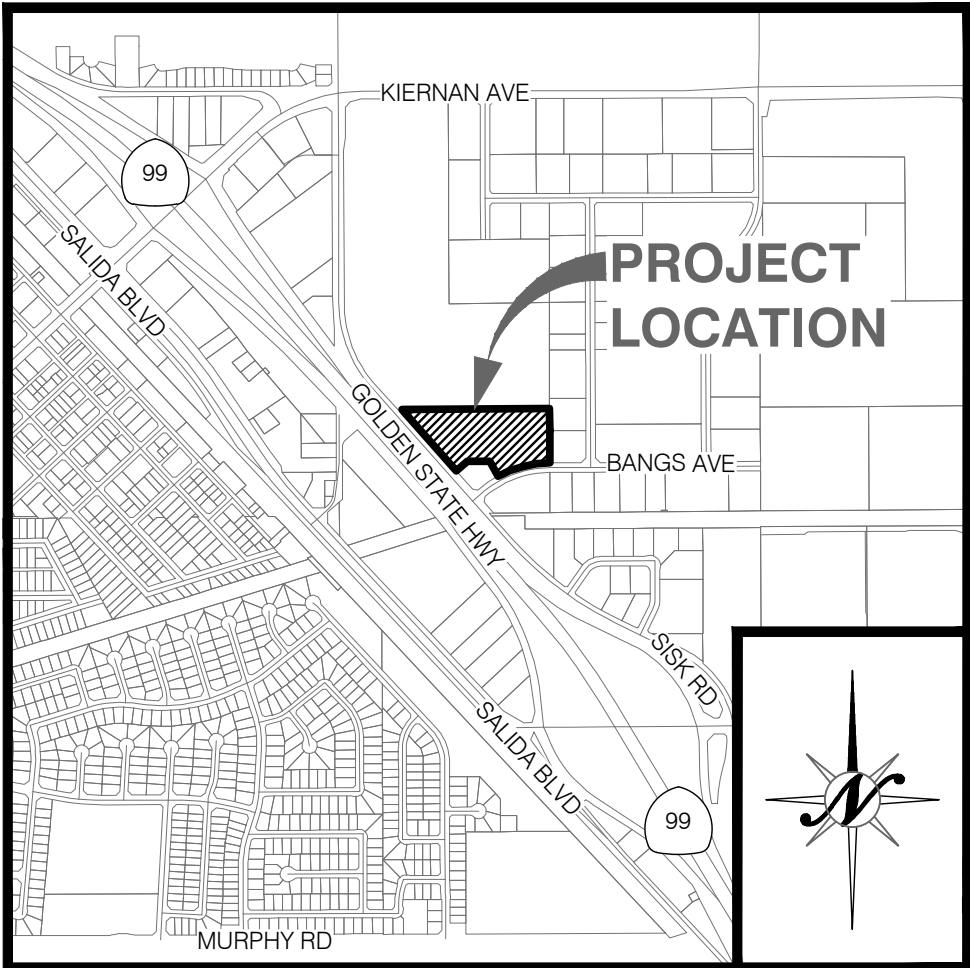
±	PLUS OR MINUS (NOT EXACT)	DW	DRIVEWAY	MIN	MINIMUM	S	SLOPE OR SOUTH
@	AT	E	EAST	N	NORTH	SC	STANISLAUS COUNTY
AB	AGGREGATE BASE	EC	END OF CURVE	NDS	NDS INC. (MANUFACTURER)	SCDA	SINGLE CHECK DETECTOR
AC	ASPHALT CONCRETE	EM	ELECTRIC METER	NIC	NOT INCLUDED	SD	STORM DRAIN
ACC	ACCESSIBLE	ELC	ELECTROLIER	NSE	NORTHSTAR ENGINEERING	SS	SUB-GRADE
ADTT	AVERAGE DAILY TRUCK TRAFFIC	ELEV	ELEVATION	OC	ON CENTER	SHT	SHEET
AG	ATRIUM GRATE	EP	EDGE OF PAVEMENT	OF	OFFSET	SIM	SIMILAR
ALT	ALTERNATE	ER	END OF RETURN	OG	ORIGINAL GROUND / GRADE	SNS	STREET NAME SIGN
APN	ASSESSORS PARCEL NUMBER	ESMT OR EASE	EASEMENT	OHE	OVER HEAD ELECTRIC	ST	STREET
ASR	AUTOMATIC SPRINKLER RISER	EX OR EXIST	EXISTING	P OR PAV	PAVEMENT	STA	STATION
AVE	AVENUE	FDC	FIRE DEPARTMENT CONNECTION	PCC	POINT OF COMPOUND CURVE OR	STD	STANDARD
BC	BEGIN CURVE	FES	FINISH FLOOR	PG	PAGE	S/W OR SW	SIDEWALK
BDRY	BOUNDARY	FG	FINISH GRADE	PG&E	PACIFIC GAS AND ELECTRIC	SS	SANITARY SEWER
BFP	BACK FLOW PREVENTOR	FH	FIRE HYDRANT	PW	PRESSURE INDICATOR VALVE	TC	TOP OF CURB
BK	BOOK	FL	FLOW LINE	PL	PROPERTY LINE	TD	TRENCH DRAIN
BM	BENCH MARK	FM	FORCE MAIN	PM	PARCEL MAP	TDC	TOP OF DRIVE OVER CURB
BW	BACK OF WALK	FS	FIRE SERVICE	POC	POINT OF CONNECTION	TEMP	TEMPORARY
BSL	BUILDING SETBACK LINE	FSR	FIRE SPRINKLER RISER	PP	POWER POLE	TG	TOP OF GRATE
BVC	BEGIN VERTICAL CURVE	GB	GRADE BREAK	PRC	POINT OF REVERSE CURVATURE	THRU	THROUGH
C&G OR C.G.	CURB AND GUTTER	GR	GRATE, GRADE, OR GROUND	PROF	PROFILE	TI	TRAFFIC INDEX
CDS	CATCH BASIN	GS	GROUND SHOT ELEVATION	PT	POINT	TID	TURLOCK IRRIGATION DISTRICT
	SEPARATORS	GS@W	GROUND SHOT AT WALL	PTDF	PRESSURE TREATED DOUGLAS FIR	TW	TOP OF WALL
CIP	CAST IRON PIPE	GV	GATE VALVE	PUE	PUBLIC UTILITY EASEMENT	TPE	TREE PLANTING EASEMENT
CL OR CL	CENTER LINE	HORIZ	HORIZONTAL	HP	HIGH POINT	TV	TOP OF VERTICAL CURB
CMP	CORRUGATED METAL PIPE	HPS	HIGH PRESSURE SODIUM	PVC	POLYVINYL CHLORIDE PIPE	TYP	TYPICAL
CO	CLEAN OUT	HT	HEIGHT	RAW	RIGHT-OF-WAY	UON	UNLESS OTHERWISE NOTED
COMP	COMPACTION	HWY	HIGHWAY	R	RADIUS	VERT	VERTICAL
CONC OR CC	CONCRETE	ID	INSIDE DIAMETER	RC	RELATIVE COMPACTION	VCP	VITRIFIED CLAY PIPE
C.O.M	CITY OF MODESTO	IR	IRRIGATION	RCP	REINFORCED CONCRETE PIPE	W	WATER OR WEST
CT	COURT	IR	LINEAL FEET OR LINEAR FEET	R.D.	RELATIVE DENSITY	WS	WATER METER
CV	CHECK VALVE	LF	LANE	RD	ROAD	WY	WAY
DDCV	DOUBLE DETECTOR CHECK VALVE	LN	LOW POINT	RET	RETURN	WWF	WELDED WIRE FABRIC
DI	DRAIN INLET	LT	LEFT	RPDA	REDUCED PRESSURE DETECTOR		
DIA	DIAMETER	LT	LEFT TRENCH	RV	REDUCED PRESSURE VALVE		
DIP	DUCTILE IRON PIPE	LT	LEFT TRENCH	RP	REDUCED PRESSURE		
(DOM)	DOMESTIC	MAX	MAXIMUM	BP	BACKFLOW PREVENTER		
DR	DRIVE	MH	MAINTENANCE HOLE				

## PREPARED FOR

CLIENT:  
APEX / BOOMER PARK  
3405 MICHELSON DRIVE  
IRVINE, CA 92612  
P: (949) 207-8311  
CONTACT:  
NAVID TAYEBI

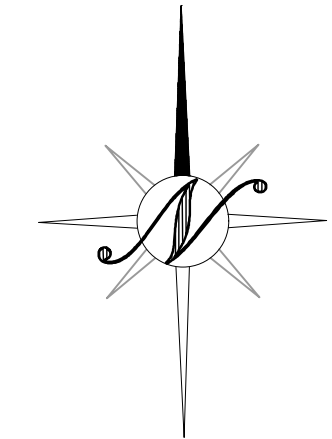
## PROJECT LOCATION

SITE ADDRESS  
4215 BANGS AVENUE  
MODESTO, CA 95356



## VICINITY MAP

NTS



20 10 0 20  
1" = 20'

## SHEET INDEX

GENERAL INFORMATION	
1.	C1.1 COVER SHEET
2.	C1.2 SITE PLAN

COPYRIGHT © 2021 NORTHSTAR ENGINEERING GROUP, INC.



REVISIONS	DATE	APPROVED
NO.		
DESCRIPTIONS		

## COVER SHEET

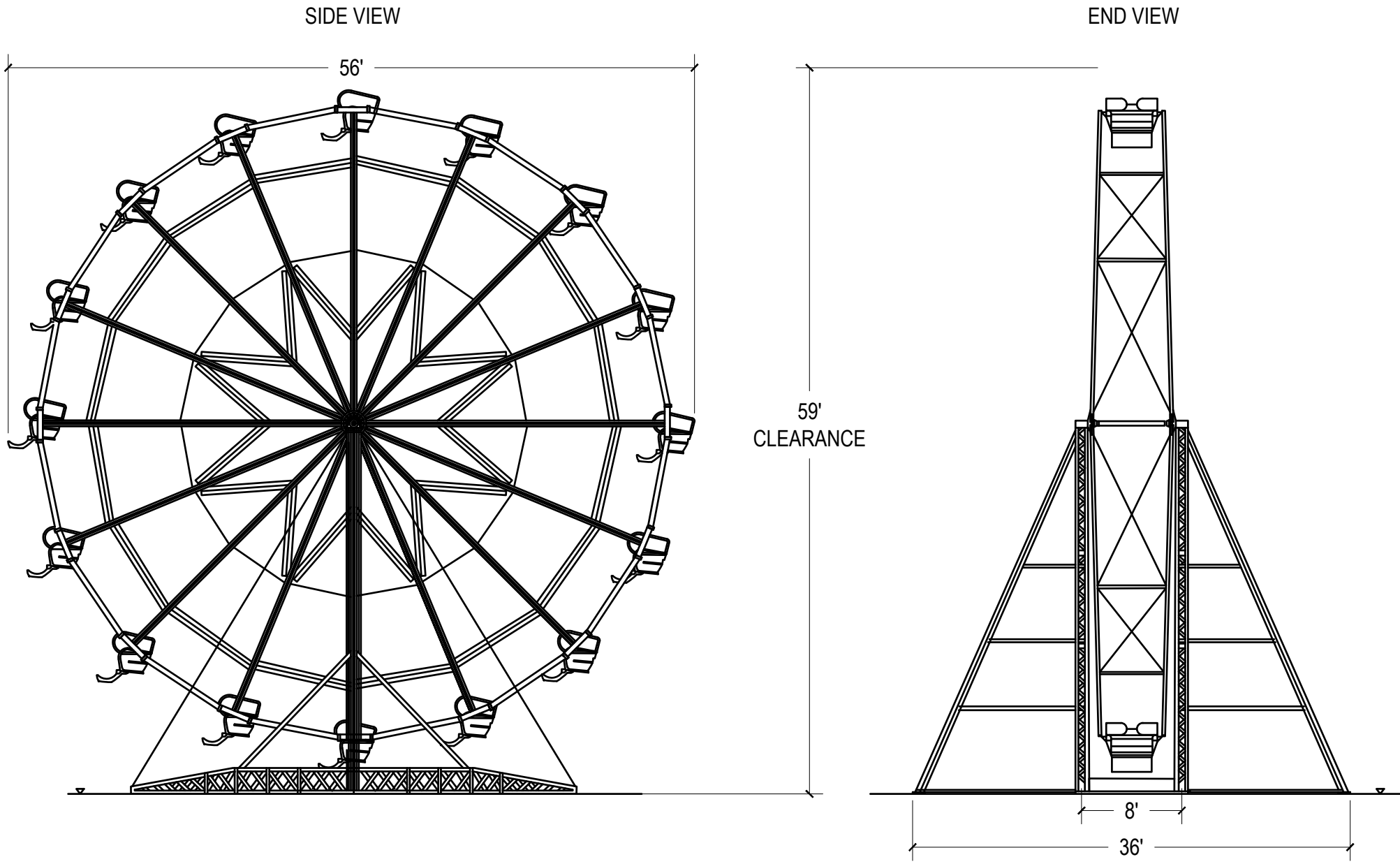
PRELIMINARY CIVIL IMPROVEMENT PLANS FOR  
BOOMERS MODESTO FERRIS WHEEL  
MODESTO, CALIFORNIA

**Northstar**  
Engineering Group, Inc.  
• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street Modesto, CA 95354  
(209) 324-3225 Phone (209) 324-3226 Fax

JOB #:	21-2844
DATE:	08/19/2021
SCALE:	AS SHOWN
DRAWN:	FSE
DESIGN:	CRW
CHECK:	CRW

SHEET  
NUMBER

C1.1



1 FERRIS WHEEL  
SCALE: NTS

1.	7/15/2021	INITIAL RELEASE
LTR	DATE	DESCRIPTION
REVISIONS		

<b>JAI</b> <b>JAKES ASSOCIATES, INC.</b> Alameda Park Center 2021 The Alameda, Suite 230 San Jose, CA 95126-1145 Tel: (408) 249-7200 Fax: (408) 249-7296 E-mail: jakes@jakesassociates.com Website: www.jakesassociates.com	THE INFORMATION CONTAINED HEREIN IS PROPRIETARY. THIS DRAWING IS LOANED SUBJECT TO RECALL AT ANY TIME. BY RETAINING THIS DOCUMENT, THE RECIPIENT AGREES NOT TO DISCLOSE ANY INFORMATION DETIMENTAL TO THE INTERESTS OF JAKES ASSOCIATES, INC.		Drafter	SMC	BOOMERS MODESTO NEW AMUSEMENTS			
			Checked & Approved	JDM				
			Scale	NTS	Description			
			FERRIS WHEEL DETAILS & ELEVATIONS					
			Drawing Number	G-03	Sheet	1 OF 1	Drawing Size	Revision
							"D-Size"	1





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

## APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

**APPLICATION FOR:**

Staff is available to assist you with determining which applications are necessary

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input type="checkbox"/> Rezone                 | <input type="checkbox"/> Parcel Map                  |
| <input checked="" type="checkbox"/> Use Permit  | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

**PLANNING STAFF USE ONLY:**

Application No(s): PLN 2021-0080

Date: 8/10/2021

S 3 T 3 R 8

GP Designation: P-I

Zoning: P-D(203)

Fee: \$ 4,989.00

Receipt No. 561750

Received By: EB

Notes: \_\_\_\_\_

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**\*Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

Install four new rides: Frog Hopper, Carousel, Lolli Swings, and No. 16 Ferris Wheel. Move Spin Zone from inside arcade  
to proposed ride area. The Frog Hopper, Carousel, Lolli Swings, Spin Zone, and sitework for the project are being  
submitted as part of a separate permit. The Ferris Wheel is the only item that is being submitted as part of this permit. No  
changes to existing buildings or parking areas are proposed.

# PROJECT SITE INFORMATION

*Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.*

**ASSESSOR'S PARCEL NUMBER(S):** Book 135 Page 042 Parcel 026

Additional parcel numbers: 4215 Bangs Ave. Modesto, CA 95356

**Project Site Address  
or Physical Location:**

**Property Area:** Acres: 6.37 or Square feet: 277,598

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Family Entertainment Center

**List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.:** (Please identify project name, type of project, and date of approval)

**Existing General Plan & Zoning:** Planned Development, Planned Industrial

**Proposed General Plan & Zoning:** \_\_\_\_\_  
(if applicable)

**ADJACENT LAND USE:** (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

**East:** Planned development (exisitng medical offices)

**West:** Sisk Road and Highway 99

**North:** Planned development (existing Blue Diamond Facility)

**South:** Bangs Avenue; planned development (existing hotel)

## WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☒

Shrubs ☒

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: \_\_\_\_\_

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**



## STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

## PROJECT SITE COVERAGE:

Existing Building Coverage: N/A Sq. Ft. Landscaped Area: No change Sq. Ft.  
Proposed Building Coverage: No change Sq. Ft. Paved Surface Area: No change Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) N/A

Number of floors for each building: N/A

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) N/A

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_

Ferris wheel is 59' tall.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) \_\_\_\_\_

N/A

## UTILITIES AND IRRIGATION FACILITIES:

- Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Modesto Irrigation District Sewer\*: City of Modesto

Telephone: Intermedia Gas/Propane: PG & E

Water\*\*: City of Modesto Irrigation: \_\_\_\_\_

**\*Please Note:** A “will serve” letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A “will serve” letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

NO

**Please Note:** Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

#### **AFFORDABLE HOUSING/SENIOR:**

Yes ☐ No ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

#### **RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

<b>(complete if applicable)</b>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

#### **COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): 12,069 sqft (existing)

Type of use(s): Family Entertainment Center (existing)

Days and hours of operation: Mon/Tues/Thurs 12pm-8pm, Fri 12pm-10pm, Sat 10am-10pm, Sun 10am-9pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: \_\_\_\_\_

Occupancy/capacity of building: 414

Number of employees: (Maximum Shift): 25 (Minimum Shift): 0

Estimated number of daily customers/visitors on site at peak time: 300

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 2-4 between 9am-5pm

Estimated hours of truck deliveries/loadings per day: 30 Minutes

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 299.15 (existing) Warehouse area: 0 (existing)

Sales area: 103.55 (existing) Storage area: 0 (existing)

Loading area: 0 (existing) Manufacturing area: 0 (existing)

Other: (explain type of area) \_\_\_\_\_

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Bangs provides access to the site. No changes to access or parking is proposed.

\_\_\_\_\_  
\_\_\_\_\_



- Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

### STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland

☒ Other: (please explain) French Drain

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

### EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Straw wattle, soil stabilization, stabilized construction entrance, inlet protection/gravel bags

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

### ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

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